

**AN ORDINANCE AMENDING NORTHFIELD CITY CODE, CHAPTER 34 – LAND
DEVELOPMENT CODE, ARTICLE II. – ZONING DISTRICTS AND USE
REGULATIONS**

SECTION 1. Northfield Code, Chapter 34 – Land Development Code, Article II. – Zoning Districts and Use Regulations, Division 2.7 – Permitted Principal Uses; Table 2.7-1: Permitted Principal uses is hereby amended as follows:

Use Category and Use Type	Base Zoning Districts									Special Base Zoning Districts				Floating Zoning Districts	Use-Specific Standards in Section:
	R1	R2 [1]	R3 [1]	R4	N1 [1]	N2	C1 [3]	C2 [4]	I1	A-S	CD-S [2]	PB-S	PI-S	NC-F	
*Fixed-Boundary Zoning District P = Permitted Use C = Conditional Use PE = Pre-Existing Use [#] Reference to Notes at Bottom of the Table															
Agricultural Use Category															
Agricultural Buildings	—	—	—	—	—	—	—	—	—	P	P	—	—	—	
Cannabis/hemp Cultivation, Outdoor	—	—	—	—	—	—	—	—	C	P	—	—	—	—	
Commercial Solar Farm	—	—	—	—	—	—	—	—	C	C	—	—	—	—	2.9.5
Community Solar Garden	—	—	—	—	—	—	—	—	C	C	—	—	—	—	2.9.5
Crop Raising	—	—	—	—	—	C	—	—	— <u>P</u>	P	P	—	P	—	
Stables and Raising of Livestock	—	—	—	—	—	—	—	—	—	P	P	—	—	—	
Wholesale or Commercial Plant Nurseries	—	—	—	—	—	—	—	P	P	P	P	—	—	—	
Group Living Use Category															
Residential-Care, Licensed In-Home for six or Fewer Persons	P	P	P	P	P	P	P	— <u>P</u>	—	—	—	—	—	—	
Residential-Care, Licensed for More than six Persons	C	P	P	—	P	P	P	— <u>P</u>	—	—	—	—	—	—	
Specialized Care Facilities	— <u>C</u>	P	P	—	— <u>P</u>	P	— <u>P</u>	P	—	—	—	—	P	—	
Residential Use Category															

Bed & Breakfast Establishments	P	P	P	—	P	P	P	—	—	P	P	—	—	—	2.9.3
Dwelling, Multi-Family (Apartment Building with nine or more units)	PE	P	P	—	P	P	P	P	—	—	P	—	—	—	2.9.15(A)(2)
Dwelling, Multi-Family (Apartment House with four to eight units)	PE	P	P	—	P	P	P	P	—	—	P	—	—	P[6]	2.9.15(A)(3)
Dwelling, Multi-Family (Rowhouse)	—	P	P	—	P	P	—	P	—	—	P	—	—	P[6]	2.9.15(A)(4)
Dwelling, Single-Family, Two-Family, Three-Family	P	P	P	—	P	P	PE	—	—	P	P	—	—	P	
Live-Work	—	—	—	—	—	P	P	P	—	—	P	—	—	—	2.9.11
Live-Work /Rowhouse	—	—	—	—	—	P	P	P	—	—	P	—	—	—	2.9.11
Manufactured Home Park	—	C	C	P	C	C	C	—	—	—	—	—	—	—	2.9.13
Mixed Use Commercial/Residential							P	P							2.9.12
Commercial Use Category															
Adult Uses	—	—	—	—	—	—	—	—	P	—	—	—	—	—	2.9.2
Animal Hospital/Veterinary Clinics	—	—	—	—	—	—	C	P	C	—	—	—	—	—	
Auto Service Stations	PE	—	—	—	—	—	PE	P	P	—	—	—	—	—	
Banks or Financial Institutions	—	—	—	—	—	—	P	P	C	—	—	—	—	—	
Bars, Taverns, Nightclubs, Banquet Halls	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Brewpub	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Brewer Taproom	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Cannabis Retail	—	—	—	—	—	—	—	—	C	—	—	—	—	—	
Cocktail Room	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Commercial Truck Storage and Parking	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Convenience Stores	—	—	—	—	C	—	P	P	—	—	—	—	—	C	
Day Care Facilities	—	P	P	P	P	P	P	P	C	C	—	—	—	C	2.9.6
Day Care Facilities, In-Home	P	P	P	— P	P	P	P	—	—	P	—	—	—	—	
Drive-Through Establishments	—	—	—	—	—	—	C	P	—	—	—	—	—	—	2.9.7
Farm Implement Sales and Service	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Firearms Dealers	—	—	—	—	—	—	—	—	P	—	—	—	—	—	2.9.8
Funeral Homes	PE	—	—	—	PE	P	P	P	P	—	—	—	—	—	
Gasoline Station (Fuel Sales)	PE	—	—	—	—	—	PE	P	P	—	—	—	—	—	2.9.9

Greenhouses, Garden, and Landscaping Sales and Service	—	—	—	—	—	—	P	P	P	P	—	—	—	—	
Hotel, Motel, Extended Stay Establishments	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Kennels	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Neighborhood-serving Commercial	—	—	—	—	P	P	—	—	—	—	—	—	—	—	2.9.17
Offices, Business	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Medical Clinic	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Microbrewery	—	—	—	—	—	—	C	P	P	—	—	—	—	—	
Microdistillery	—	—	—	—	—	—	C	P	P	—	—	—	—	—	
Parking Lots or Ramps	—	—	—	—	—	—	C/P	P	—	—	—	—	P	—	
Personal Services	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Private Clubs	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Recreational Vehicle Parks	—	—	—	—	—	—	—	C	—	—	—	—	—	—	
Restaurant	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Restaurant, Drive-through	—	—	—	—	—	—	C	P	—	—	—	—	—	—	
Restaurant, Limited Service	PE	—	—	—	C	—	P	P	—	—	—	—	—	C	
Retail Sales and Service	—	—	—	—	—	—	P	P	—	—	—	—	P	C	2.9.19
Theaters	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Vehicle, Boat or Recreational Sales & Service	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Vehicle Rental	—	—	—	—	—	—	P	P	P	—	—	—	—	—	2.9.21
Industrial, Manufacturing, Research, and Wholesale Use															
Automobile or truck repair, including body work	—	—	—	—	—	—	PE	P	P	—	—	—	—	—	
Bulk Storage of Liquids	—	—	—	—	—	—	—	—	P/C	C	—	—	—	—	2.9.4
Distribution Facilities	—	—	—	—	—	—	—	—	P	C	—	—	—	—	
Hazardous waste treatment and storage, generated on site	—	—	—	—	—	—	—	—	P/C	—	—	—	—	—	
Industrial Uses (Indoors)	—	—	—	—	—	—	C	—	P/C	P/C	—	—	—	—	2.9.10
Lower-potency hemp edible manufacturing	—	—	—	—	—	—	—	—	P	P	—	—	—	—	
Manufacturing, processing, or packaging of products using raw materials	—	—	—	—	—	—	—	—	C	C	—	—	—	—	
Cannabis/hemp Cultivation, Indoor	—	—	—	—	—	—	—	—	P/C	P/C	—	—	—	—	
Cannabis manufacturing	—	—	—	—	—	—	—	—	P/C	P/C	—	—	—	—	

Cannabis Testing Facility	—	—	—	—	—	—	—	—	P	P	—	—	—	—	
Cannabis retail	—	—	—	—	—	—	—	—	P/C	P/C	—	—	—	—	
Data processing facility	—	—	—	—	—	—	—	—	P/C	—	—	—	—	—	2.9.14
Industrial Uses with Outdoor/Open storage of Parts, Products, or Fuels	—	—	—	—	—	—	—	—	P/C	C	—	—	—	—	
Lumberyards and Construction Material Sales	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Mining, Extraction, and Aggregate Processing	—	—	—	—	—	—	—	—	C	C	—	—	—	—	2.9.15
Mini-Warehouses	—	—	—	—	—	—	—	—	C	—	—	—	—	—	
Recycling of Aggregate Material	—	—	—	—	—	—	—	—	P	P	—	—	—	—	
Research and development facilities	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Renewable energy technology production and processing	—	—	—	—	—	—	—	—	C	—	—	—	—	—	
Warehouses and Yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Wholesale Commercial Uses	—	—	—	—	—	—	—	—	P	P	—	—	—	—	
Public Facilities, Telecommunication, Utilities Use Category															
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Facilities and Antennae	C	C	C	C	C	C	—	C	P	P	P	C	P	—	2.9.20
Public, Institutional, or Recreational Use Category															
Campgrounds	—	—	—	—	—	—	—	C	C	P	—	P	—	—	
Cemeteries	—	—	—	—	—	—	—	—	—	P	—	P	P	—	
College Related Offices	—	—	—	—	—	—	—	—	—	—	P	—	—	—	
Cultural Facilities	C	C	C	C	C	C	P <u>C</u>	P <u>C</u>	—	—	—	P	C	P	
Dormitories / Residence Halls	PE	—	—	—	—	—	—	—	—	—	P	—	—	—	
Golf Courses	—	—	—	—	—	—	—	—	—	P	—	P	P	—	
Hospitals	—	—	—	—	—	—	—	P	—	—	—	—	P	—	
Open Space, Urban (Plazas), Conservation Areas	P	P	P	—	P	P	P	P	P	P	—	P	P	P	
Public Access to Rivers and Streams	—	—	—	—	—	—	P	P	P	P	—	P	—	—	
Public and Semipublic Buildings	C	C	C	C	C	C	C	P	P	C	—	P	P	—	
Recreational Facilities, Indoor	—	—	—	—	—	—	P	P	P	P	—	P	P	—	

Recreational Facilities, Outdoor [4]	C	C	C	—	C	C	C	—	—	C	—	P	P	—	2.9.18
Religious Institutions	C	C	C	C	C	C	C	C	—	—	—	—	—	—	
School (Elementary or Secondary)	C	C	C	—	C	C	C	PE C	—	C	—	—	—	—	
School (Institutions of Higher Education - College, Seminary, or University)	PE[5]	—	—	—	—	—	C	C	—	P	P/C	—	—	—	
School (Nursery or Kindergarten)	C	C	C	—	C	C	C	C	—	C	—	C	—	—	
School (Trade, Business, or Other)	—	—	—	—	—	—	C	C	C	C	—	—	—	—	

NOTES:

[1] Fixed-Boundary Zoning District

[2] College-related uses are permitted uses in the IDA portion of the CD-S district and in parts of the PTA that adjoin all districts except residential and commercial districts. College-related uses are conditional uses in parts of the PTA adjacent to residential and commercial districts.

[3] Within the C1 District commercial uses are required on the ground floor, and any residential uses shall be located behind or above the commercial use.

[4] Within the C2 District, miniature golf facilities are allowed as a Permitted Use.

[5] The property at 320 3rd Street E. designated as PE may be used for any college-related use other than residential. Any college-related PE in the R1 district that is subject to a conditional use permit must continue to meet the conditions of the conditional use permit unless otherwise approved by the City. Other college-related uses in existence in the R1 district prior to the effective date of this code, unless designated as PE, are nonconforming uses in the R1 district.

[6] Within the NC-F district, N2 specific use standards apply to multi-family (apartment house with four to eight units) and (rowhouse - up to eight units) and not the underlying zoning district.

SECTION 2: This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield, Minnesota, this 1st day of July 2025.

ATTEST:

City Clerk

Mayor

<u>First Reading</u>	06/17/25
<u>Second Reading</u>	07/01/25
<u>Date of Publication</u>	07/09/25
<u>Date Ordinance takes effect</u>	08/08/25

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES

___ NESS ___ PETERSON WHITE ___ SOKUP